

District III Advisory Board Minutes
April 2, 2014
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The District III Advisory Board meeting was held at 6:30 p.m. at the Downtown Development Corporation; Council Member Clendenin, eight District Advisory Board members; four City staff and eight members of the public were present.

Members Present

Eric Bell
Paul Davis
Connie White
Elena Ingle
Wendy Ratliff
David Robbins*
Jody Bennett*
Gabrielle Harshberger (Youth Member)
Council Member James Clendenin
*DAB member arrived after minutes were approved.

Staff Present

Case Bell, Community Liaison
Gary Janze, Public Works
Rebecca Grief, Public Works
Tim Davidson, Public Works

Guests

Listed on last page

Members Absent

Marjorie Griffith
Danny Johnson
Terry Brewster

ORDER OF BUSINESS

At 6:30 p.m. **Council Member Clendenin** called the meeting to order. Minutes from the March 5, 2014, meeting were approved. The agenda for the current meeting was approved.

PUBLIC AGENDA

Scheduled items

None

NEW BUSINESS

Extension of Sanitary Sewer to the 3700-3800 Blocks of S. Broadway

Gary Janzen, City Engineer with Public Works, presented on the proposed extension of sewer to ten properties on the 3700-3800 block of South Broadway. It has come to the City's attention that at least one septic system is failing within the 3700-3800 blocks of S. Broadway. In total ten abutting properties have septic systems within the same age range and potentially similar failure situations. Per City Code 16.12.010, which requires connection to sewer if within 150 feet and does not allow repair of existing septic systems, staff recommends that the City Council order in construction of the sanitary sewer on the basis of a public health emergency. Existing sewer is available on the east side of Broadway, within 150' of the subject properties and will be extended to and along the west side. The construction budget is estimated at \$210,000 (\$1759 annually), with the full cost to be assessed to the improvement district.

The issue will go to the Wichita City Council on May 6th with the design to be completed by Fall. After design completion construction could be a couple of months. **Janzen** reported that although all citizens in the improvement district will be assessed for the project, citizens with working septic systems do not have to hook up to the new sewer until there are septic issues with the property. The cost estimates given are conservative and may be less.

Councilmember Clendenin? Why was sewer not originally extended to these properties? **A:** Unknown at this time.

DAB? What would have been the cost if the work had been done when the rest of the sewer was installed?

A: Probably considerably less due, but the exact number is unknown.

DAB? What is the maximum amount of time an assessment can be drawn out? **A:** The maximum is 15 years.

DAB? Are any other areas of Wichita being examined for lack of sewer? **A:** No, the only reason this area is being focused on is because there is a public health concern of groundwater contamination with a body of water being located very close to the deteriorating septic systems.

DAB? Can the cost be deferred? **A:** No, only residential costs can be deferred, but these are all commercial properties.

Councilmember? Will prices rise if we wait? **A:** Yes, it will be more expensive in the future.

DAB? How much does it cost to hook up to the sewer line? **A:** Roughly \$1800 plus the plumber's costs.

Public? Where will construction happen? **A:** Unsure, but probably within the Broadway street right of way.

Public? Is there encroachment into the existing right of way and will property owners have to pay to move signs and fences in the right of way? **A:** There is some, people will have a chance to move it themselves, but if not the city will

Public? Why don't the commercial taxes pay for this or part of it? **A (Councilmember Clendenin):** Special assessments are assessed to the property on sewer and roads, taxes go towards things like fire and police. This would originally have been the financial responsibility of the residents anyways). **A (Janzen):** Tax dollars go towards maintenance. Every property in town has paid for the extension of sewer and water to their property.

Public? Why can't the tenant say they don't want the sewer? **A:** Because at this point its considered a public health emergency due to septic systems leaking into ground water.

Councilmember Clendenin: Many of the city ordinances are based off of state and KDHE regulations.

Public? How deep is the sewer line? **A:** Probably about 10 foot.

Public? Will you still be charged sewer fees (monthly)? **A:** Not until you hook up.

DAB? If you have to go onto the owners property to do work will you restore the property to the original condition? **A:** Yes.

DAB? How close to the street can the sewer be? **A:** Within a foot, but the closer to the street the greater the chance the street will have to be torn up and rebuilt to install and that will raise costs.

DAB? Can owners pay upfront instead of through taxes? **A:** Yes and they would save interest.

DAB? Have you looked at the rear of the properties for the sewer lines? **A:** Railroad and buildings are in the way.

Public? Will the \$1759 annual costs be paid on property taxes? **A:** Yes.

Motion: That the DAB APPROVE the project.

Action: Motion passed 6-1.

Wichita Downtown Development Corporation (WDDC) Presentation

Jeff Fluhr, Wichita Downtown Development Corporation, presented information on what has happened recently in downtown Wichita's development. The boundaries of the area in question are Kellogg to the south, the river to the West, Washington to the East, and Central to the north. Tax dollars used for development come from this area and also from the Knight Foundation. In order to plan, WDDC looks at market demand. The WDDC's office is used as a meeting space for things like a design studio. Their primary focus is on marketing the downtown area. There is also an email blast with news and activities which can be accessed on the WDDC website.

From 2010 to 2013 there has been \$281 million invested, which includes 88% private investment and 12% public investment. **Fluhr** reported that 77% of Generation Y/Millennials want to live in downtown or within three miles. 2012 examples of development include the Downtown YMCA, the Cathedral, Pixius, Ambassador Hotel (117 rooms), Block One parking garage, Block One Urban Plaza, Player Piano Lofts, The Renfro, Waterwalk fountains, Howerton and White expansion, Commerce Street Lofts, Streetscape Improvements on St. Francis, Bite Me BBQ, Catholic Charities Open Door, JP Weigand and Sons Renovation, Hyatt, and the Gander Mountain expansion. 2013 examples include Cobank, Courtyard by Marriott, Kansas Leadership Center, KE Miller, The Arnold Group, Intrust Bank Arena upgrades, Eaton Place, and Jettys and Walkers. Currently under construction are the Hyatt, Value Place Apartments, Corner 365, William Street Conversion, The Lux, 125 N Market, High Touch, Courtyard by Marriott, Exchange Place, River Vista, Market and Main Apartments, Union Station, Commerce Street, and Macy's.

DAB? What is the price range on rentals? **A:** Roughly \$750-800 up to a couple of thousand dollars per month.

Councilmember Clendenin? What is the point in investing downtown, how does that affect other areas of the city? **A:** Vibrant downtowns are important to the health of the region. It affects attracting jobs. People will move into close neighborhoods to be downtown as well. Examples include the Power and Light District in Kansas City and Bricktown in Oklahoma City.

Councilmember: Development is bringing in an increase in property taxes from downtown and development is starting to head south.

BOARD AGENDA

None

Meeting was adjourned.

The next meeting for District Advisory Board III will be held at 6:30 p.m., May 7, 2014, at Wichita WATER Center, 101 E Pawnee.

Respectfully submitted,
Case Bell, Community Liaison – District III

Guests

Janice Kontur
Michael Pottenbrum
CJ Roeder
Clayton Reoeder
Lenny Dia
Justine Kapanpow
Jerry Busher
Jimmy Glazier